

**Camblesforth Parish Council wishes to strongly object to the planning application for a proposed housing development in Camblesforth listed as 2021/0512/FULM - Erection of 45 No dwellings with associated infrastructure.**

The Parish Council is aware of very strong objections from residents to the proposed development and Cllrs are aware numerous objections have been posted on the Selby District Council Planning Portal as well as direct to the Parish Council. As representatives of the residents of Camblesforth, the Parish Council feels it is appropriate to formally note its objections to the development.

Specifically the Parish Council feel there is no requirement for such a high number of affordable homes in the village and we would point to Selby DC own Core Strategy which dictates that a '***small number of affordable housing*** will be allowed in rural areas' subject to specific criteria – the Parish Council feels strongly this criterion has not been met:

1 “The site is within or adjoining Development Limits in the case of Secondary Villages and adjoining Development Limits in the case of Designated Service Villages” – ***The Parish Council does not believe this criterion has been met or considered***

2 “A local need has been identified by a local housing needs survey, the nature of which is met by the proposed development” – ***The Parish Council not aware of any such survey and feels there is no local need***

3 “The development is sympathetic to the form and character and landscape setting of the village and is in accordance with normal development management criteria” – ***The Parish Council feels the proposed housing is completely out of character with the adjoining areas and infact will result in serious issues of invasion of privacy / overlooking of existing properties which are largely bungalows, and the proposing housing is several stories high.***

In summary Cllrs note and share residents' concerns with regard to the impact of such a large development on the village and would also question if such a development is in the spirit of the Selby DC Local Plan and Core Strategy which does not identify the need for such a high number of homes in Camblesforth.

The Parish Council would also point to several other grounds for objection:

#### Concerns for traffic and road access

Cllrs share residents' strong concerns for the impact on traffic management and road structure that would result from such a development, in particular due to increased levels of traffic at a time there are already serious concerns with regard to existing traffic volumes on both roads within the village and the surrounding area.

The Parish Council believe the proposed development will certainly increase risks of serious accidents on the access roads in this area and feels the development is in conflict with the Local Plan requirement “*to consider the relationship of the proposal to the highway network the means of access, the need for road / junction improvement in the vicinity of the site*”

### Concerns for Infrastructure

Cllrs also have concerns for the impact on amenities such as the local school, dentists, and doctors, and also shops which are already overstretched and Cllrs feel such a large development in a small village can only have a negative and detrimental impact on the community and their standard of living.

The Parish Council would point to the Local Plan which states any development must consider *the capacity of local services and infrastructure to serve the proposal or the arrangement made for upgrading or providing services and infrastructure.*

### Concerns for flooding

The village is already suffering higher levels of flooding and to build on the land proposed for the development (which historically has been an area which rainwater has been allowed to run off onto) will certainly lead to increased risk of flooding in surrounding residential areas.

As such The Parish Council feels the development will increase flood risk and we do not feel the development to be sustainable in the spirit of – *all cases, development should be sustainable and be appropriate in scale and type to its location.*

**In summary The Parish Council feels that the above grounds area in direct conflict with several sections of the Selby District Local Plan and is outside of the development limits of the village.**

There are also concerns amongst residents with regard to the understanding that a sizeable number of the new development will house people with a history of anti-social / problem tenants and there are real concerns for how this might impact on such a small village. Although the Parish Council acknowledge these concerns may not necessarily meet grounds for planning objections, Cllrs feel the strength of feeling amongst our residents cannot be ignored and should be addressed / responded to.

In finishing the Parish Council wishes to strongly object to the proposed development and formally requests that the application is referred to Planning Committee.